



**Maryland Green Building Council  
Meeting Summary  
Wednesday February 27, 2016 – 10 A.M. -12 P.M.  
MDOT Headquarters - Harry Hughes Conference Room  
7201 Corporate Center Drive  
Hanover, Maryland 21076**

Attendees:

Prescott Gaylord MDGBC  
Stephen Gilliss DGS  
Lisa Ferretto MDGBC  
Christine Varney MDGBC  
Martha Shrader USM  
Tom Liebel, MDGBC

David Lever MSDE  
Susan Gore DBM  
Meg Andrews MDOT  
Anne Raines MDP  
Anja Caldwell MDGBC  
Mark Beck USM

Support:

Genevieve Savain DGS  
James Ley DGS

Guests:

Alicia Moran AM media + Marketing

- I. Chairman Prescott Gaylord brought the meeting to order at 10:00 AM and noted the last Council meeting was held December 2015.
- II. Chairman Gaylord confirmed that minutes from the December 2015 meeting were sent out. The Council approved the December 2015 meeting minutes.
- III. Chairman Gaylord asked the Council for updates to the Montgomery County adoption of the IgCC.
  - a. The Sierra Club has drafted a letter in favor of IgCC adoption. Steve Gilliss will send the Sierra Club letter to Council members.
  - b. A joint letter from the MD and National Capital USGBC chapters opposes IgCC adoption in the current form.
  - c. David Lever asked how schools in Montgomery County will proceed if IgCC is adopted. Answer: schools must follow most stringent between state green building and local codes.
  - d. Lisa Ferretto informed the Council that Baltimore City updated their green building codes in December ([Ord. 15-547](#)). Tom Liebel will ask Baltimore City staff, possibly Katie Byrne, to update the Council on changes to green building regulations.
  - e. Anja Caldwell requested someone from Montgomery County to speak at a GBC meeting to provide a technical update. Steve Gilliss will continue to reach out and invite Montgomery County to provide an update.

- f. Chairman Gaylord informed the Council of an issue with the Baltimore City building code. Baltimore City is the only jurisdiction to adopt IgCC with onsite renewable energy generating requirements. [Section 610.5](#) of the City code requires ground source heat exchangers to generate 1% of a buildings annual electric energy consumption. However, these ground source heat exchangers do not generate electricity. Prescott provided language to the City in order to clarify this technical issue.
- IV. Discussion the review of DGS Leasing requirements:  
<http://dgs.maryland.gov/Documents/StandardsandSpecifications.pdf>
- a. Steve Gilliss has met with the DGS leasing office and discussed a possible review of leasing requirements. No deadline for the review has been set and DGS Real Estate is not yet working on this review. Tom Liebel said that green lease requirement are a good opportunity for next few months as it fits in with strategic planning. Genevieve Savain noted that this area can have a large impact with over 350 state leases.
  - b. Chairman Gaylord asked the Council to review and propose changes to DGS lease requirements for class B office space. The Council will invite Mr. Robert Suit of the DGS real estate office to future Council meetings to incorporate integrative design of new lease requirements. Tom Liebel suggests the Council first to go over the lease document at a high level to identify important areas to address before inviting Mr. Suit to help point to issues, process, etc.
  - c. Chairman Gaylord will see if Gensler has some example documents of green leases that he can share with the Council.
  - d. Council members were assigned homework to review the lease and be prepared for discussion at the next meeting.
  - e. The Council is also asking for a member to volunteer to facilitate the study of leasing requirements.
- V. Strategic planning ideas
- a. The new Council vision statement calls for Maryland to become a leader in green building and the strategic plan will detail how to follow through with this vision. Chairman Gaylord suggested that state buildings be net zero or living buildings by a certain date. The intent is to make deep impacts to make Maryland a leader in green buildings. This plan may include policies as well as legislative fixes. The Chairman stressed that the Council needs to start with a plan outline.
  - b. Tom Liebel said the Maryland State Senate passed legislation requiring 40% reductions in greenhouse gas emissions. The Council could look at capital budgets to identify building opportunities for deep green impacts. Susan Gore noted that the CIP budget is online. Mark Beck voiced support from the University system to identify projects but noted that the CIP budget is limited this year. A large issue is how to tie the capital and operating budgets to better use resources in the long term. Susan Gore: There are problems encountered when trying to tie capital and operating budgets; such as political issues due to some projects being cut from CIP in favor of energy retrofits. The curtailment of the redevelopment of State Center is an example of the budget cuts.
  - c. David Lever commented on the challenges of increasing green features in buildings while reducing initial costs. Some building projects are being cancelled due to market factors, however, schools are looking at new technologies to meet goals. Mark Beck noted that long term economic benefit from green technology and growing support more broadly creates a good environment to push for greener buildings at this time.

- d. Tom Liebel said that operations and maintenance needs to be part of the conversation on cost increases. Tying capital and operating budgets is part of being a good economic steward for the state. Genevieve Savain noted that a cultural shift is necessary for recycling and energy savings. Outreach is needed, but maybe this is beyond the role of the Council. Occupants and visitors need outreach and education in order to change behavior. DGS Facilities Operations and Maintenance lacks the time and ability to tackle this issue. Genevieve noted that USM has an Office of Sustainability with 26 people.  
Tom Liebel suggested that a plan for outreach on recycling and energy is possible as DGS has energy coordinators and energy plans in many departments. Mark Beck pointed to the MDE waste/recycling program and annual reporting requirements as an example of a large, successful state greening initiative. Anja Caldwell said the GBC annual report could highlight this info and point to success stories such as UM College Park example programs/resources.
- e. Anne Raines asked who is responsible for building monitoring, such as with the DGS database for energy, water, waste. James Ley noted that the DGS energy office has requested a new position for a data analyst. Martha Shrader discussed UM College Park efforts to add staff to their sustainability office as well as engineering and energy in order to monitor and act on building performance. Lisa Ferretto: The Council should support monitoring of existing buildings O and M. Existing buildings have a huge impact for both resources and costs. New buildings are important, one flagship green building is good, but long term existing buildings offer big opportunity. The Council should discuss and offer opinions on legislative matters but must be better informed to do so.
- f. Chairman Gaylord asked the Council if the strategic plan should include community outreach and/or interagency coordination. Mark Beck replied that the GBC mission is to focus on state government agencies.
- g. Chairman Gaylord asked for a Council member to facilitate the strategic plan discussion – Martha Shrader volunteered.

## VI. Legislation

- a. Chairman Gaylord called for a monthly legislative update to the Council during session in order to comment and stay informed of bills related to green building. Example bills include: pollinator bill impacts on state property, climate change, Reduce Act, and plastic bag ban. Chairman Gaylord and DGS legislative liaison will coordinate, but all members should forward relevant bills for review.
- b. Mark Beck noted that the Maryland Commission on Climate Change produced a bill which recently passed the senate.
- c. Steve Gilliss noted that comments to the legislature from the Council are sent through DGS only, and therefore must agree with the position of DGS. The Council has been briefed on relevant legislation in the past, but some bills are simply outside of the Council scope.
- d. Anne Raines commented that the Council can propose legislation for next year. The Council can then discuss outside bills and strategic plan goals that lead to internal bills.

## VII. Once around the table

- a. Lisa Ferretto said MD League of Conservation Voters newsletter contains updates on bills in the state and offers a resource for legislative briefing.

- b. Christine Varney asked for links to bills to be sent, and how to find all proposed legislation.
- c. Alicia Moran noted that briefings at the MD General Assembly are open to the public and are potentially useful.
- d. Martha Shrader commented that the “Can the can” office trash can program has been effective at UM College Park.
- e. Anja Caldwell attended a presentation on net zero pilot projects in schools. David Lever noted that both Howard Co and Baltimore City are participating in these pilot projects. Grants are through MEA from the Public Service Commission.
- f. David Lever said net zero buildings and high performance buildings have similar first costs. Lisa Ferretto will send the Council a study on costs of green buildings vs. conventional buildings.
- g. Ann Raines said AIA Virginia is hosting an upcoming design forum with continuing education opportunities if any Council members are interested.
- h. Tom Liebel said the local ULI is holding a design methodology discussion. Tom will distribute information.
- i. Prescott Gaylord announced he is moving to Singapore and the next meeting will be his last as Chair. His resignation letter has been sent to DGS. Membership and Chair issues still need to be addressed. Steve Gilliss said that he and James Ley have met with DGS Secretary Bassette but cannot guess how long the selection process for the next chairperson will take with the Governor’s Appointment Office.

VIII. Meeting adjourned – 11:45am. The next meeting is scheduled for Wednesday March 23, 2016 at 10:00 AM at MDOT Headquarters, TSO Conference Room - Richard Trainor.

The preceding is intended as a paraphrase / summary only of the discussions held on this meeting date. Council members are requested to review the summary and notify the writer of any errors, omissions or unintended misrepresentations of the discussion.